

## **SUMMARY OF GROUP EXERCISE - FAIRFAX CENTER AREA – BRADDOCK DISTRICT PHASE I**

1.7.2014

**Question 1:** Several themes emerged from feedback received at the October Study Kickoff Open House and the Virtual Open House. Some strengths include the area's close proximity to major transportation routes, its variety of housing options, and the pastoral nature of areas south of Lee Highway. Some suggested improvements include the need for better signage for existing parks, more active recreation opportunities, improved bicycle and pedestrian connectivity, and an expansion of multi-modal transportation options.

- Is there anything else you would add to this list of themes?
- How do these ideas apply to Land Units T, U, and V?

### **LAND USE**

- Eliminate office uses in Plan guidance
- Do not support the existing incentive-based Plan guidance

### **CHARACTER**

- Create a unified streetscape along Lee Highway with amenity features

### **TRANSPORTATION AND INFRASTRUCTURE**

- Service drives may not be the best use of land; area occupied by service drives may be better used to create bike and pedestrian opportunities
- Need good bike and pedestrian connections across Lee Highway
- Build an overpass over Lee Highway at Monument Drive
- Create a bike and pedestrian refuge in middle of Lee Highway
- Improve crossing and signalization on Lee Highway for bikes and pedestrians
- Create interconnectivity between subdivisions
- Need to better consider traffic impacts of new development, especially during peak hours
- It is difficult to make left turns from residential streets onto Lee Highway
- Land Unit V is affected by traffic generated by new development because of bottleneck at the county/City of Fairfax boundary
- Need more local mass transit connections (i.e. busing not just to Vienna, but to Government Center)

### **PARKS AND RECREATION**

- Parks are mostly in stream valleys; consolidate Piney Branch Stream Valley Park to create a continuous park
- Build a RECenter in the Fairfax Center Area

### **SCHOOLS**

- Need additional schools in the Fairfax Center Area

**Question 2:** Do you think recommendations for areas presently planned for commercial uses in Land Units U and V align with your future vision?

- If yes, why do you think the current recommendations are appropriate?
- If no, what alternatives would you suggest?

**LAND USE**

- Keep Land Unit T residential
- Merrifield Garden Center preferred over more intense uses in Land Unit T
- Mixed-use development should not be ruled out
- Interim uses can differ from ultimate vision
- Restrict commercial uses to neighborhood-serving uses
- Bundle commercial uses 'as is' so that high rises do not pop up in low density areas (i.e. Merrifield Garden Center)

**TRANSPORTATION**

- Make sure Waples Mill/Lee Highway/Shirley Gate interchange gets built

**SCHOOLS/LIBRARIES**

- Construct a school(s) in the Fairfax Center Area